

15 Wavell Parade, Fraser Rise, Vic 3336



House For Sale

Friday, 17 May 2024

15 Wavell Parade, Fraser Rise, Vic 3336

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



Andrew Migliorisi
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Stephen Azzopardi
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PRIVATE SALE | \$950,000 - \$980,000

Situated in one of the best pockets of Fraser Rise, stands this quality Boutique family home which has no wasted space, promotes functional living & will instantly impress any family with approx. 36 squares under the roof line. You will be spoiled for choice with the location being so close and comforting to gorgeous park lands, sporting precinct (George Cross FC), quality primary and secondary schools (Springside West Secondary College), local shops (IGA), Taylors Hill Village, nearby shopping centres (Watergardens/CS Square), transport facilities and is sure not to last long! Features Include:• Master bedroom showcasing a built-in wardrobe, walk-in wardrobe and ensuite with stone bench top, floor to ceiling tiles, double vanity, double shower and quality fittings• Additional three spacious bedrooms with built-in wardrobes (One bedroom with no robe which has rear yard access)• Separate front formal lounge• Home office with built-in hardwood desk• The open plan kitchen is located perfectly to incorporate the meals and family area• Kitchen complete with ample cupboard space, walk-in open pantry, plumbing behind the fridge, mirror splash back, 40mm caeser stone bench tops, stainless steel appliances including 900mm induction cooktop, electric oven, range hood, dishwasher and double sink• Central bathroom with stone bench top, bathtub and quality fittings• Rumpus Room• Zoned Refrigerated cooling and ducted heating, floating floorboards, high ceilings, high doors, video intercom, three toilets, garden shed with concrete floor, extra wide exposed aggregate driveway and landscaped gardens to the front and rear of the property• Alfresco area with a huge merbau timber decking area• Double car garage on remote with internal access• The potential rental income is \$31,285.71 per annum (\$600pw) with always a strong demand for this location. For more information or to make an appointment to inspect the property please call Andrew Migliorisi on 0432 526 844. Alternatively, if you or your family are considering selling a property or if the purchase is dependent on the current value of an existing property, I'd be more than happy to offer you a current realistic free market appraisal. (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency. Garden images are artist's impression and are for illustrative purposes only.